

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Salem Consortium State: OR

PJ's Total HOME Allocation Received: \$14,402,518 PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	92.87 %	93.40 %	2	90.66 %	70	71	
% of Funds Disbursed	80.36 %	84.95 %	5	81.06 %	35	35	
Leveraging Ratio for Rental Activities	3.95	5.1	5	4.62	51	44	
% of Completed Rental Disbursements to All Rental Commitments***	90.96 %	94.91 %	4	81.27 %	33	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.22 %	77.18 %	3	68.23 %	56	59	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.06 %	89.33 %	2	79.86 %	68	76	
% of 0-30% AMI Renters to All Renters***	59.79 %	52.66 %	2	44.82 %	72	77	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.85 %	1	94.65 %	100	100	
Overall Ranking:			In State:	3 / 6	Nationally:	84 86	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,879	\$42,860		\$25,419	189 Units	11.60 %	
Homebuyer Unit	\$12,176	\$13,207		\$14,530	232 Units	14.30 %	
Homeowner-Rehab Unit	\$22,570	\$18,827		\$20,251	104 Units	6.40 %	
TBRA Unit	\$1,251	\$1,411		\$3,156	1,098 Units	67.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Salem Consortium OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$97,134	\$58,508	\$26,001
State:*	\$101,987	\$111,778	\$19,268
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	73.5	76.3	94.2	74.7
Black/African American:	1.1	0.4	0.0	4.1
Asian:	0.0	0.9	1.0	0.3
American Indian/Alaska Native:	1.1	0.9	0.0	1.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.1
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.2
Asian/Pacific Islander:	2.6	1.7	0.0	1.9

ETHNICITY:

Hispanic	21.7	19.4	4.8	17.0
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HOUSEHOLD SIZE:

1 Person:	45.5	19.8	42.3	29.7
2 Persons:	14.3	20.7	23.1	26.6
3 Persons:	14.8	21.6	15.4	20.2
4 Persons:	7.4	17.2	8.7	13.3
5 Persons:	11.1	11.6	8.7	5.8
6 Persons:	5.3	5.6	1.9	2.8
7 Persons:	1.6	3.0	0.0	1.4
8 or more Persons:	0.0	0.4	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	48.7	19.8	31.7	31.1
Elderly:	9.5	4.3	27.9	2.9
Related/Single Parent:	17.5	29.7	7.7	47.2
Related/Two Parent:	15.9	37.1	24.0	14.3
Other:	8.5	9.1	8.7	4.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.0	0.0 [#]
HOME TBRA:	4.2	
Other:	10.1	
No Assistance:	65.6	

of Section 504 Compliant Units / Completed Units Since 2001 51

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Salem Consortium State: OR Group Rank: 84
(Percentile)
State Rank: 3 / 6 PJs Overall Rank: 86
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	90.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	77.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.06	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.99	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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